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DOWNTOWN COMMISSION RESULTS

Tuesday, September 23, 2014

50 W. Gay Street, (Beacon Building) Conference Room B – 1st Floor

I. Attendance

Present: : Steve Wittmann(Chair), Otto Beatty, Jr., Michael Brown, Tedd Hardesty, Kyle Katz, Robert Loversidge, Mike Lusk, Jana Maniace, Danni Palmore

II. Approval of the August 26, 2014 Downtown Commission Meeting Results

Move to approve. One correction, Tedd Hardesty was not at the meeting.

City Staff: Daniel Thomas, Elizabeth Brown, Dan Blechschmidt, Christopher Lohr,

III. Review for Certificate of Appropriateness

Case #1 842 -14

Address: 51 N. High Street

CITIZENS BVILDING

Applicant: Kimberly Ulle, Eclipse Real Estate Group

Property Owner: 51 North High Street LLC

Design Professional: Cindy Harvey, Kephart Architectural (Denver)

Request CC3359.05(C)1)

Certificate of Appropriateness for the conversion of 51 N, a ten story former classical building mostly apartments with ground floor commerce.

The building was recently listed on both the National Register of Historic Places and the Columbus Register of Historic Properties. The project will take advantage of Historic Investment Tax Credits. It will also require a Certificate of Appropriateness from the Historic Resources Commission.

Discussion

Architect presented the project. As an Investment Tax Credit project, most of the exterior will be preserved, especially the windows. Major exceptions to this are storefronts on High and Gay and the penthouse windows. The canopy in the alley will also be removed. The hope is that windows on the upper floors will be able to be replaced. They are currently on insulated. It is proposed that the window color be a little darker – bronze. This is not necessarily historic, but is intended to bring some contrast. Parking will be provided in the new intended development to the north. There will be a tunnel under Gay Street. The bank hall will be restored. It will be a resident amenity open to the public. There will also be a restaurant on the lower level.

Landscaping will occur, initially in a minimal way. SW – Come back for landscaping. KK move to approve but for landscaping, signage and exterior lighting. There will be

a roof deck – the parapet makes railing unnecessary. Concerns were expressed about accessibility, which will be provided through the alley. It was suggested to find a better solution. OB – what sort of interim plans is there for parking? The developer intends to move forward with 85 N. High. Jeff Darby –preservationist who has worked on this project expressed support. RL - Admonition of staff for bringing this case before Commission before going to the Historic Resources Commission.

Results

Move to approve but for landscaping, signage and exterior lighting and also come back with a better solution for accessibility.

Case #2 843 -14

Address: 330 E. Oak Street.

Applicant: G Andy Patterson, BIRI Capital Improvements Projects

Property Owner: Boehringer Ingelheim Roxane Inc.

Attorney: Erik Barbone

Design Professional: BIRI Management Group – Adam McFaddinn

Request CC3359.07A

Certificate of Appropriateness for the demolition of 330 E. Oak Street, see applicant's letter

Discussion

The processes in this building are obsolete; Roxanne Labs have moved their operations to Northwest Columbus. Background on the building was provided, pharmacological production of potent compounds. There is a need to remove an obsolete process, remove the property from their holdings, manage the disposal of wastes, minimize residual risks to ourselves as well as neighbors. Ways of saving the building was looked at. There is an intent to leave clean site. One of the products on site was carcinogenic. The old processes have been eliminated. Powdered products have now been replaced. This site required workers to get into full protective dress.

RL – you have to abate it in order to demolish it. Why can't you abate it and sell it. A. – We're unsure that abating alone will be sufficient. The building itself is part of the shell. It's much more than asbestos. SW – the compounds are part of the structure? A. – Abatement is something that one would associate with asbestos and lead. That's being done under one process. The other process is called decontamination. Take down pieces of the building and test it. It is put in case and shipped off to an incinerator. SW – what will be done with masonry? A. – That would be washed and tested and put in a landfill. RL – wash it and test it in place? A. – our risk people don't believe that would be safe. KK – Do you have an analysis of the material beyond Turner? A. – yes, IES is our abatement specialist. I can bring the reports and send them to staff. RL - Do you intend to sell the property? A. Yes, there are three interested parties. One would create an outdoor green space. Another could have an office or lab building, the third would like to build a parking lot for employees. JM – are they possible to clean the building? A – Concern with dust. DP – is there serious negotiation with potential owners? A – yes. RL – History of Commission in regards to demolition and construction of parking lot. Guidelines state that replacement must be shown and financial wherewithal. It is a valuable part of downtown. This is an arrogant request. KK – we would need to have a lot more information on the contaminants that are there. SW – Does all of it

go to a special dump? A – goes to three different places.- incinerate bad contaminants, controlled fill for other bad stuff. – regular fill for clean. Clean fill.

KK – motion to reject this motion until minimal thresholds are met. A -Staff has given applicant communication from interested parties – how to proceed. SW – you decision as to how to regard. We will open floor for input. KK – Large institution took down adjacent building and made parking. RL – loss of downtown fabric a real concern. JM – solid plan is necessary. ML – still don't understand why testing couldn't be done in place. Those things are possible but don't know if they could stand a challenge in the future. OB – have you looked at cost of demolition versus cost a abatement and rehabilitation? A – if it's a normal building, that's one thing. Our overriding concern is the nature of the contaminants We don't believe we could fully abate. .RL – we need a lot more information. ML – Who regulates? A – FDA, City. RL –what about the State EPA's clean-up fund? A. – this hasn't been explored. The building has many horizontal and vertical wythes (space between walls) that hold contaminants. Interior surfaces are raw brick painted, water resistant drywall, concrete floors, hard paneled drywall. RL – voluntary action program with the EPA? A – Haven't investigated. I've worked on two major historic preservation efforts in this city – library and the statehouse. If I thought that this building could be legitimately saved I would. But it can't. OB should applicant be advised to find a buyer for this property who would have a specific plan? SW – that would be one way out. ML – I'm not convinced that there are no other answers than to just tear the building down. A- Excerpt of report shown. JM – any examples of companies moving out to be by other companies doing the same thing? A. – Yes, at least three, all with different answers. But only to other pharmacological companies.

Opinions from the audience. DRAC – fully supports keeping the building. We would like something more than a gravel lot. Jeff Darby – letter submitted. Violates guidelines. Voluntary action program. No needs for parking lots. Cleve Ricksecker - Ex. Director of Discovery District SID. Board asked him to comes down. Request to deny and allow reuse of the building. Grant Hospital, Seneca Hotel, State Auto, colleges and universities, library, museum. Strong sense that surface parking needs to be address. This building reminds him and others of the Julian that is currently being saved. Nancy Ritchie – experience with saving buildings including industrial buildings that required a great deal of abatement and have been converted to office, retail and residential. SID assessment would have to be balance.

Results

Motion to reject request. (9-0)

Case #3 844-14

Address: Huntington Park – 330 Huntington Park Lane (Corner of Neil Ave. and Brodbelt Ln.)

Applicant and Design Professional: William Lehner, AIA, Architect

Property Owner: Franklin County Board of Commissioners / Columbus Clippers

Request CC3359.07(A)

Certificate of Appropriateness to move north side of left field bleacher gate out toward Neil Ave. (Parallel to Brodbelt to parallel to Neil Ave. at the base of the steps).

Discussion

Minor improvements are proposed to create more gathering places.

Results

Move to approve. (9-0)

Case #4 845-14

Address: 245 N. High St. Nationwide Three – Front Street entrance

Applicant and Design Professional: URS

Property Owner: Nationwide Mutual Insurance Company

Request CC3359.07(A)

Certificate of Appropriateness for alterations to Front Street entrance to Nationwide Three. This includes extending new vestibule into loggia.

Discussion

There is a wind issue and this will hopefully solve this problem. ADA requirements will be met. There were some questions about materials. All finishes will match existing.

Results

Move to approve. (9-0)

Case #5 846-14

Address: 143 E. Main Street

The Walrus

Applicant: DaNite Sign Company (Signage)

Brad Hobbs, Managing Partner, The Tavern (Garage Door)

Property Owner: LG Venture Ohio LLC

Request CC3359.07 (A)

Certificate of Appropriateness for alteration (installation of rolling glass garage door) and graphics, which includes:

- Illuminated vertical projecting sign (18" W x 10' H)
- Black awning with text and logo
- 5' x 5' banner .

Discussion

A neon projecting sign is proposed. Questions were asked about the small projecting sign on Fourth. RL - How would people find the place from that sign? I don't have any problems with the big sign, I do with the smaller one. I am concerned about the garage door. Why do we need this on this building. A. -There will be a sidewalk café. RL - I don't see a site plan that shows that. KK - Want to see relationships. RL - There are much better ways to open that up. Look at the Short North. Bi-fold doors. Nan No walls. When they are folded they look like they are part of the building. JM - Approve the signage. A - Has tight time frame. RL - Having a café is not a problem. A. What's the objection with the "garage" door - they have been used a lot. KK - I love the penetration when it open but when it is closed off. RL - You're making it into a garage when as a storefront, it shouldn't be that. KK - Look at

Marcella's (I know budgets are important.) A . Nana wall are expensive. JM – needs drawing of building and garage door. Long term plan is to take both sides – make the whole thing uniform. RL – do a drawing that shows that. JM – letter on blade sign could be reduced. KK – I'm not sure 309 Fourth will work. TH – Off premise sign – not comfortable.

Results

Move to approve the signs and awning. Bring back the garage door treatment and the sidewalk café. (9-0)

Case #6 847-14

CoverMyMeds Skyline Graphic

Address: Two Miranova Place

Applicant: Orange Barrel Media

Property Owner: CH Miranova Corp. Tower LLC

Request:

Certificate of Appropriateness for the approval of a skyline sign at the top of Two Miranova Place facing south. 3359.0 (A)

Graphics over 24 feet in height requires the approval of the Downtown Commission.

Discussion

Heath technology company that has outgrown its current space. Letters fit within the horizontal bands.

Results

Move to approve. (9-0)

V. Request for Certificate of Appropriateness for Advertising Mural (Temporary Graphic)

Case 7 #848 -14

Ohio Tobacco Quit Line ad mural

Address: 80 S. Sixth Street

Salesians Center

Applicant The Lamar Companies

Property Owner: Salesians Society, INC.

Request:

Design review and approval for the installation of a vinyl mesh advertising mural to be located on the east elevation of 80 S. Sixth Street. Proposed mural is for Ohio Tobacco Quit Line "If you smoke around your children" The last ad mural at this location was for the Lamar "Get outdoors". CC3359.07(D).

Dimensions of mural: 62'H x 30'W , lit

Term of installation: Seeking approval from September 23, to November 30, 2014

Area of mural: 1,860 sf

Approx. area that is text: 4.4%

Discussion

SW – Some concern with content issue – public service. A. It is intended not to look pretty – to provoke. DP – Its impactful. Doesn't need as many words. RL – could eliminate all text. Clips also affect size.

Results

Move to approve. (9-0) Use less text.

Case #8 849 – 14

The new James ad mural

Address: 64 E. Broad Street

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Applicant: Orange Barrel Media

Property Owner: KT Partners LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 64 E. Broad Street. Proposed mural — The new James – “*The world's most advanced cancer hospital opens soon* “. There have been numerous murals at this site, the last being The Memorial Tournament. CC3359.07(D)3).

Dimensions of mural: 20'W x 32'H, two dimensional, non lit

Term of installation: Seeking approval from September 25 through November 30, 2014

Area of mural: 640 sf

Approximate % of area that is text: 4.2%

Discussion

JM - Suggestion to reduce white area. Maybe ghost some of the white. A – it is also a function of the dimensions of the wall. A – the photo can be “wiggled” – but dimensions of the do affect.

Results

Move to approve, conditioned upon reducing the white. Send revision to staff for confirmation by Commission. (9-0)

Case #9 850-14

The new James ad mural

80-82 N. High Street

Applicant: Orange Barrel Media

Property Owner: T Interests Corp.

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation at 80-82 N. High Street. Proposed mural - The new James – The world's most advanced cancer hospital opens soon. The Downtown Commission has previously approved numerous murals, the last being for currently for GNC. CC3359.07(D).

Dimensions of mural: 59'W x 49'H Two dimensional, non lit

Term of installation: From September 25 through November 30, 2014

Area of mural: 2,773 sf

Approximate % of area that is text: 4.2%

Results

Move to approve, conditioned upon reducing the white. Send revision to staff for confirmation by Commission. (9-0)

Case #10 851-14

The new James Ad Mural

274 S. Third Street

Applicant: Orange Barrel

Property Owner: Devere LLC

Design Professional: Orange Barrel

Request:

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 274 S. Third St. Proposed mural – The new James Cancer “There is no routine cancer”. The Downtown Commission has previously approved numerous murals at this location, the latest being for the James. CC3359.07(D)

Dimensions of mural: 28’6”W x 20’5”H Two dimensional, non lit

Term of installation: Seeking approval from September 25 through November 30, 2014.

Area of mural: 581.9 sf

Approximate % of area that is text: 4.2%

Discussion

This one works.

Results

Move to approve as submitted. (9-0)

Case #11 852-14

The new James ad mural

260 S. Fourth Street

Applicant: Orange Barrel Media

Property Owner: Stoddart Block LP

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the south elevation of 260 S. Fourth St. Proposed mural – The new James – “*The world’s most advanced cancer hospital opens soon.*” There have been numerous ad murals at this location, the current being for Captain Morgan “*White rum has a new captain.*” CC3359.07(D)

Dimensions of mural: 113’-6”W x 31’-6”H, non lit vinyl mesh banner

Term of installation: Seeking approval from September 25 through November 30, 2014.

Area of mural: 3,575 sf

Approximate % of area that is text: 4.6%

Results

Move to approve, conditioned upon reducing the white. Send revision to staff for confirmation by Commission. (9-0)

Case #12 853-14

The new James ad mural

Address: 88 W. Main Street

Applicant: Orange Barrel Media

Property Owner: Columbus Main LLC.

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation at 88 W. Main Street. Proposed mural – The new James – “The world’s most advanced cancer hospital opens soon”. Staff has no record of an ad mural at this location before. CC3359.07(D).

Dimensions of mural: 37’W x 34’H Two dimensional, non lit

Term of installation: From September 25 through November 30, 2014

Area of mural: 1,258 sf

Approximate % of area that is text: 4%

Discussion

JM – has issues, contextually – Julian, new courthouse, building itself. It’s problematic. The ad mural dominates this small building. Not a good site. SW – new location. A. – only up to the end of November. KK – building becomes a platform for the ad mural. A. we could reduce the size. MB – out of scale. RL – I’d be willing to look at a smaller one. A can’t bring it back because the campaign would be over. A We could submit electronically and have staff send around. SW - We’re trying to avoid doing that, especially regarding site.

Results

Move to approve. (0-9)

Case #13 854-14

Crew ad mural

Address: 110 N. Third Street

Applicant: Orange Barrel Media

Property Owner: Exchange Urban Lofts Condominium Association

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 110 N. Third Street. Proposed mural – # NEW CREW . There have been numerous murals at this location, the latest being for Ohio Lotto “Scratch Big, Win Big”. CC3359.07(D) *The Columbus Crew will be introducing a new logo. The current logo on the art is a place holder.*

Dimensions of mural: 26’W x 82’H, three dimensional, non lit

Term of installation: Seeking approval from October 5 through November 10, 2014.

Area of mural: 2,132 sf **Approximate % of area that is text:** 2.4% - 4%(includes logo)

Discussion

The Crew will be putting up a new logo.

Results

Move to approve. (9-0)

VI. Business / Discussion

Discussion related to Nationwide, Blue Jackets and National Hockey League All Star Game

Discussion

Nationwide recent changed their logo and will be changing all of their signage. The focus of the discussion was how to handle these massive changes. It was decided that when changes are contextually the same in area and placement that this could be done administratively.

The discussion then focused on the NHL All Star game in January 2015. Because of the temporary nature of the event, its status, and in order to respond to numerous promotional ideas, that this too could be handled administratively.

Results

Move to approve. (9-0)

The Harrison Smith Awards will take place December 10.

Public Forum

Staff Certificates of Appropriateness have been issued since last meeting (Aug 26, 2014)

1. One Nationwide – Revolving door
2. 65 S Fourth – YWCA – Replace roof top mechanical
3. 40 N High St. – Sidewalk Café – Napoliana
4. 618 E Spring St.
5. 51 E. Gay St. – Sidewalk Café - Carvery
6. 35 W. Spring St. – Roofing – Marriott
7. 155 W. Main St. – Reface monument sign – Waterford Tower
8. 101 E. Town St. – Replace panel of multi-tenant sign
9. 15 Cherry St. – iPhone 6 ad mural - CBS
10. 78-80 E. Long – iPhone 6 ad mural - OB
11. 43 W. Long – iPhone 6 ad mural - OB
12. 285 N. Front – iPhone 6 ad mural - OB
13. 35 W. Spring – iPhone 6 ad mural - CC

Discussion regarding order of HRC versus Downtown Commission reviews.

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.